

University Center

1250 NW 128th
Clive, Iowa 50325
www.cbre.com/desmoines

High Visibility • Front-Door Parking • Medical & Retail Corridor

University Center offers a valuable opportunity for professional office, medical office, or retail use within the University Avenue corridor. Strategically positioned, the property benefits from high visibility and convenient access to both daytime and evening demographics. Anchored by RBC Wealth Management on the second floor and Mandarin Grill on the first, University Center provides a dynamic mix of professional office users and retail services. Its prime location along University Avenue ensures strong connectivity and exposure within one of Clive's most active medical & retail corridor.

Available Space

- + Suite 160: 1,846 SF
- + Recently completed white box finish
- + Open layout with flexible build-out options

Lease Rate

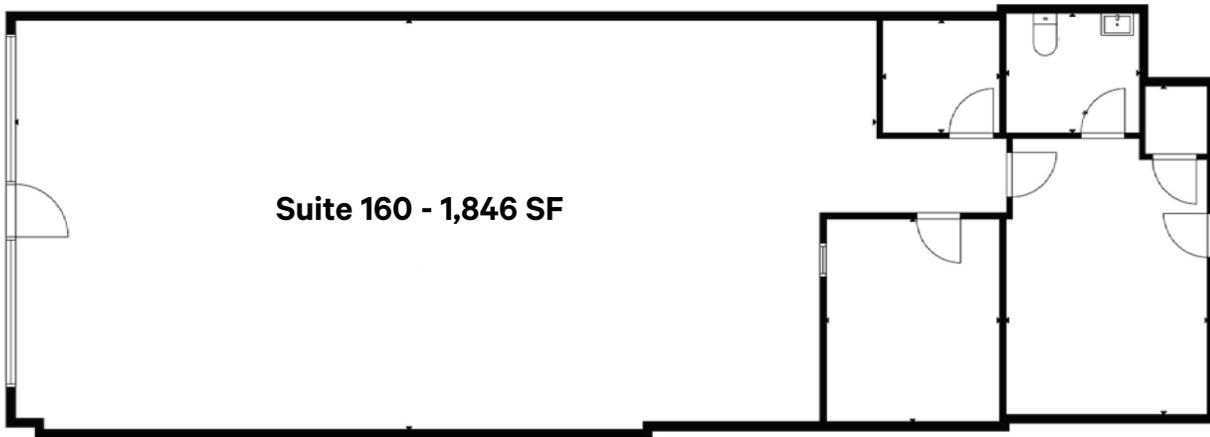
- + \$20.00 PSF NNN
- + OPEX: \$9.55/SF NNN

Ideal Tenant Types

- + Medical & Wellness
- + Service Retail
- + Professional Office Seeking Visibility
- + Food & Beverage - Fast Casual or Specialty Cafe



Floor Plan



Building Features

- + Front-door parking with excellent visibility from University Avenue
- + Full median access at 128th Street with multiple convenient entry points
- + Located within Clive's active medical and professional office corridor
- + Attractive brick and masonry construction offering strong curb appeal
- + Monument signage available for high-exposure branding
- + Adjacent to major medical providers including MercyOne, UnityPoint, and Lakeview Medical
- + Shared driveway access to popular nearby businesses including Jersey Mike's, Jimmy John's, Anglo Diamond & Aura Restaurant

Suite Photos



Location



Demographic	1 Mile	3 Miles	5 Miles
2025 Population	4,521	76,301	177,092
2025 Daytime Population	20,963	106,846	200,298
2025 Average HH Income	\$183,222	\$139,162	\$135,936
2025 Median Age	43.4	36.7	37.5

Contact Us

Bill Wright
Senior Vice President
+1 515 210 3050
bill.wright2@cbre.com
Licensed in the State of Iowa.

Chris Pendroy, CCIM, SIOR
Senior Vice President
+1 515 402 6600
chris.pendroy@cbre.com
Licensed in the State of Iowa.

Grant Wright, CCIM
Senior Vice President
+1 515 745 5113
grant.wright@cbre.com
Licensed in the State of Iowa.

Dakota Little
Senior Associate
+1 515 745 4378
dakota.little@cbre.com
Licensed in the State of Iowa.

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